

# City of Monterey Annual Action Plan FY 2023-2024

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of Monterey, incorporated in 1850, is one of California's oldest communities. Founded in 1770, the city hosted the state's first constitutional convention in the historic Colton Hall, where in 1849 the State of California's Constitution was signed. The City of Monterey is located on Monterey Bay, now a National Marine Sanctuary.

The city is a regional and national tourist destination and is approximately 125 miles south of San Francisco and 345 miles north of Los Angeles. The city also boasts several institutions of higher learning including the Defense Language Institute, which specializes in teaching foreign languages to military personnel; the Middlebury Institute of International Studies, which provides graduate degrees with emphasis on the international community, their customs, languages, and business trends; the Naval Postgraduate School, which provides advanced degrees for military personnel; and Monterey Peninsula College, which offers general education for an associate's degree to transfer to a four-year institution. These institutions attract many culturally diverse populations from across the globe.

This 2023 Annual Action Plan (AAP) is submitted to the U.S. Department of Housing and Urban Development (HUD) as the application for 2023-2024 funds from the Community Development Block Grant (CDBG) program. This Annual Action Plan encapsulates the fourth year of the 2020-2024 Consolidated Plan for Housing and Community Development. For program year 2023, the estimated CDBG entitlement amount is \$250,474, and the estimated amount of program income is \$1,000,000. The City has been awarded an additional \$105,968 in reallocated CARES Act (CDBG-CV) funds. The City has incorporated the process to allocate these funds into the normal Annual Action Plan process. To keep the Action Plan process on schedule and still comply with the required public participation and local approvals, the City used estimates to draft the action plan and obtain public comment and local government approvals. These estimates will be replaced with exact amounts once the US Department of Housing and Urban Development (HUD) releases the final allocation amounts. As program income receipts can be inconsistent, the City makes its best effort to estimate future income and executes ongoing program budget adjustments as necessary.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.

The Action Plan includes the following CDBG budget projections:

- \$105,968 in CARES Act funds from HUD
- \$250,474 in CDBG entitlement funds from HUD
- \$1,000,000 in projected program income funds

All the projects support the City's 2020-2024 Consolidated Plan. Key projects proposed for PY 2023 include:

- Housing Rehabilitation Programs focusing on minor repairs, accessibility improvements, and emergency repairs
- Acquisition, Rehabilitation and Resale of housing units to create affordable units
- Public Service Grants to groups serving youth, seniors, and homeless persons and families
- Capital improvement grants for facility improvements for public service providers
- Staffing and overhead for overall administration of the CDBG program
- Monitoring subrecipients

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Several meetings were held prior to the adoption of the PY 2023 Annual Action Plan to allow for citizens to participate in the process by providing their comments and suggestions on the community's housing, public facility, and public service needs. The first meeting was held on December 14, 2022 and acted as a technical workshop to provide potential applicants with the knowledge necessary to complete the grant application. It also acted to solicit public comment on community development needs. Nonprofit agencies played a key role in providing information and recommendations in the development of this Action Plan. Next, a meeting was held on January 12, 2023, for the Public Service Grant Review Committee to receive presentations on the grant proposals from the public service organizations. A 30-day public comment period for the draft PY 2023 Annual Action Plan commenced on February 18, 2023 and ended on March 21, 2023. A third meeting on February 28, 2023, will be held as a public hearing before the Planning Commission to receive their advisory review and recommendations on the draft Action Plan. The City Council will hold a public hearing to adopt the Action Plan April 18, 2023.

To ensure maximum participation, the draft Action Plan has been made available for public review online at the City's website, with hard copies available at public counters at the following locations:

- Monterey Public Library – 625 Pacific Street, Monterey, CA 93940
- Monterey City Hall: Planning Office, City Clerk’s Office, and Housing Programs Office – 580 Pacific Street, Monterey, CA 93940

Draft copies of the Action Plan have also been made available to local organizations and individuals representing neighborhood associations, special needs groups, and low-income constituencies. All entities were sent meeting notifications to solicit oral or written comments.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

All public comments will be included in the attached public comment documentation.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments will be addressed.

**7. Summary**

The City of Monterey has been able to successfully manage the ongoing timeliness obligations of the CDBG program and has identified programs and projects that will benefit the community.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role        | Name     | Department/Agency |
|--------------------|----------|-------------------|
| CDBG Administrator | MONTEREY | Housing Office    |

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Monterey’s Housing office is the team that administers the City’s CDBG funds and serves as the lead agency in performing CDBG planning and administration tasks.

**Consolidated Plan Public Contact Information**

The City’s Housing Office is the designated department responsible for planning and implementing the City’s Five-Year Consolidated Plan, each Annual Action Plan, and the City’s CDBG program. General inquiries regarding the Consolidated Plan or the CDBG program may be directed to the Housing Office at (831) 646-3995. Written correspondence regarding the Action Plan should be directed to the Housing Office, City of Monterey, City Hall, 580 Pacific Street, Monterey, CA 93940.

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The city consulted with many of the trusted organizations and agencies it has worked with in the past to learn the community's priority needs and to learn ways to best deliver services to those in need. In addition, resilience specific stakeholders have been working with Monterey County and all the surrounding jurisdictions to update the Multi-Jurisdictional Hazard Mitigation Plan. The County recently finalized its 2022 Multi-Jurisdictional Hazard Mitigation Plan, and this is currently available online. The City of Monterey will continue to incorporate the mitigation efforts identified in the Plan and move towards achieving the goals established. This will help to address the needs of residents who are vulnerable to both the effect of disasters and housing issues.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

It is the City's policy, as referenced in the Housing Element of the General Plan, to assist the Housing Authority, nonprofit agencies, and private developers in providing housing opportunities to extremely low, low, and very low-income households when such an opportunity is identified. To address homelessness, since 2013, the city has participated in the Coalition of Homeless Service Providers (CHSP) Leadership Council's oversight of the Lead Me Home Plan. The City of Monterey has prepared a Vulnerable Communities Needs Analysis, currently available online, to gain a better understanding of the needs of the most vulnerable populations and identify goals and strategies to address these issues. The Monterey Vulnerable Communities Needs Analysis has been a platform to gather information from the community, including specific stakeholders, and demographic data about the city to identify which public or social services in Monterey are in the highest demand and what the unmet needs in the community are related to services and housing.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Coalition of Homeless Service Providers (CHSP) is the Continuum of Care (CoC) for Monterey and San Benito Counties. The City of Monterey staff regularly attend monthly meetings held by the CHSP, which include the CHSP Board meeting, the Housing Pipeline meeting, the Leadership Council meeting, and the meeting of the CHSP Executive Committee.

The May 2019 Lead Me Home Update to the 10-year Plan was developed in collaboration with Monterey County Board of Supervisors and San Benito County Board of Supervisors. The plan builds upon the successful relationships developed during the creation of the original plan. These relationships

are multi-organizational, multi-governmental, and multi-sectoral. Collaboratively, an approach has begun to identify successful practices, organize resources, scale up to the size of the problem, and produce public value by delivering meaningful results. This will require continued innovation by community-based organizations, advances in government policy practices, and meaningful private sector investment.

The Lead Me Home Plan Update is founded on a new vision of a system that starts with stabilizing existing tenancies to prevent homelessness, re-housing people before they enter shelter, and linking people to appropriate community supports so that they may find and keep stable housing, as well as improve their economic position. It seeks to use housing opportunity as a vehicle to link families & individuals with employment or income programs.

The Lead Me Home 10-Year Plan for housing the homeless in Monterey and San Benito Counties was developed to meet the requirements of the Federal Governments Homeless, Emergency Assistance & Rapid Transition to Housing Act. The Plan lays out the priorities, strategies, and action steps for ending homelessness in the two counties. The City of Monterey's Housing Office is working to implement many of the key strategies identified in the Plan.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Not applicable. The City does not receive ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

|   |  |   |
|---|--|---|
| 1 | <b>Agency/Group/Organization</b>   | Interim Inc`  |
|   | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services-Persons with disabilities  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homelessness Strategy   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.                            |
| 2 | <b>Agency/Group/Organization</b>   | Salvation Army of the Monterey Peninsula  |
|   | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services – Homeless   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.                            |
| 3 | <b>Agency/Group/Organization</b>   | Community Human Services  |
|   | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services – Children<br>Services – Homeless  |

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|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Economic Development                                     |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan. |
| 4 | <b>Agency/Group/Organization</b>   | Legal Services for Seniors   |
|   | <b>Agency/Group/Organization Type</b>  | Services - Elderly Persons<br>Service - Fair Housing   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs<br>Economic Development  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan. |
| 5 | <b>Agency/Group/Organization</b>   | Alliance on Aging  |
|   | <b>Agency/Group/Organization Type</b>  | Services-Elderly Persons   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs<br>Economic Development  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan. |



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| 6 | <b>Agency/Group/Organization</b>   | Veterans Transition Center   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Services – Homeless   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homelessness Needs - Veterans<br>Homelessness Strategy<br>Economic Development                                     |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs in the Con Plan, which has helped to inform this Action Plan. |
| 7 | <b>Agency/Group/Organization</b>   | Food Bank of Monterey County   |
|   | <b>Agency/Group/Organization Type</b>  | Services-Health  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs in the Con Plan, which has helped to inform this Action Plan. |
| 8 | <b>Agency/Group/Organization</b>   | Meals on Wheels of the Monterey Peninsula  |
|   | <b>Agency/Group/Organization Type</b>  | Services - Elderly Persons<br>Services - Persons with Disabilities<br>Services - Health  |

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|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs   |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.  |
| 9  | <b>Agency/Group/Organization</b>   | Josephine Kernes Memorial Pool  |
|    | <b>Agency/Group/Organization Type</b>  | Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Health   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs   |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.  |
| 10 | <b>Agency/Group/Organization</b>   | Monterey Police Department  |
|    | <b>Agency/Group/Organization Type</b>  | Other government - Local  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.  |

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| 11 | <b>Agency/Group/Organization</b>   | City of Monterey Community Development Department  |
|    | <b>Agency/Group/Organization Type</b>  | Other government - Local   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Facility Needs   |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan. |
| 12 | <b>Agency/Group/Organization</b>   | City of Monterey Parks and Recreation Department   |
|    | <b>Agency/Group/Organization Type</b>  | Other government - Local   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Facility Needs   |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan. |
| 13 | <b>Agency/Group/Organization</b>   | The Coalition of Homeless Service Providers  |
|    | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services - Persons with HIV/AIDS<br>Services - Victims of Domestic Violence<br>Services – Homeless<br>Services - Victims<br>Regional organization                |

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|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Economic Development  |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.   |
| 14 | <b>Agency/Group/Organization</b>   | Housing Authority of County of Monterey  |
|    | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services - Homeless<br>Other government - County   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development |

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|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.  |
| 15 | <b>Agency/Group/Organization</b>   | Eden Council for Hope and Opportunity   |
|    | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Service - Fair Housing   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Economic Development |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.  |
| 16 | <b>Agency/Group/Organization</b>   | Gathering for Women   |
|    | <b>Agency/Group/Organization Type</b>  | Services – Homeless   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Chronically homeless<br>Homelessness Strategy   |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.  |

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| 17 | <b>Agency/Group/Organization</b>   | Interfaith Homeless Emergency Lodging Program  |
|    | <b>Agency/Group/Organization Type</b>  | Services - Homeless<br>Services - Health   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth                            |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.   |
| 18 | <b>Agency/Group/Organization</b>   | Boys and Girls Club of Monterey County   |
|    | <b>Agency/Group/Organization Type</b>  | Services - Children<br>Services - Education<br>Services - Employment   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homeless Needs - Families with children<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Economic Development<br>Anti-poverty Strategy |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.   |
| 19 | <b>Agency/Group/Organization</b>   | Avila Construction   |
|    | <b>Agency/Group/Organization Type</b>  | Housing  |

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|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Market Analysis<br>Economic Development  |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.                                  |
| 20 | <b>Agency/Group/Organization</b>   | Silicon Constructors, Inc.  |
|    | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Market Analysis<br>Economic Development  |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.                                  |
| 21 | <b>Agency/Group/Organization</b>   | Viasat  |
|    | <b>Agency/Group/Organization Type</b>  | Services - Broadband Internet Service Providers   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Market Analysis   |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | A representative from VSAT Systems was included in the survey undertaken by Monterey. In addition, VSAT Systems was included in the Stakeholder meetings for the Con Plan, which has helped to inform this Action Plan. |
| 22 | <b>Agency/Group/Organization</b>   | AT&T  |
|    | <b>Agency/Group/Organization Type</b>  | Services - Broadband Internet Service Providers   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Market Analysis   |

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|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representatives from the local AT&T Store attended the Stakeholder Meeting and submitted a survey for the Con Plan, which has helped to inform this Action Plan.     |
| 23 | <b>Agency/Group/Organization</b>   | County of Monterey   |
|    | <b>Agency/Group/Organization Type</b>  | Other government - County  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment  |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan in the Con Plan, which has helped to inform this Action Plan. |
| 24 | <b>Agency/Group/Organization</b>   | United Way Monterey County   |
|    | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services - Children<br>Services - Education  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment  |
|    | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan in the Con Plan, which has helped to inform this Action Plan. |

### Identify any Agency Types not consulted and provide rationale for not consulting

The Community Hospital of Monterey Peninsula (CHOMP) was not consulted regarding the 2020-2024 Consolidated Plan and therefore did not help to provide information for this Action Plan. However, the Coalition of Homeless Service Providers (CHSP) was consulted regarding the provision of temporary shelter needs of homeless individuals following release from CHOMP. Specifically, the Salvation Army Monterey Peninsula Corps works in partnership with CHOMP to create housing plans and provide temporary shelter for homeless individuals. The City consulted with the Salvation Army of the Monterey Peninsula, Interim, Inc., and Community Human Services, all of whom assist in the process of placing homeless individuals after local medical or mental health facility discharge using vouchers and temporary housing.



**Other local/regional/state/federal planning efforts considered when preparing the Plan**

| Name of Plan                               | Lead Organization                       | How do the goals of your Strategic Plan overlap with the goals of each plan?   |
|--|---|--|
| Continuum of Care                          | Coalition of Homeless Service Providers | The City of Monterey attends all monthly meetings held by the Coalition of Homeless Service Providers and has been a contributor to the Lead Me Home Plan. Traditionally, the City has supported agencies and organizations the CHSP regular partner with to carry out the vision of the Plan by providing services to all homeless populations. The City will also comply with the Housing First approach, which requires removing barriers for homeless individuals and families that have faced in obtaining housing, such as income requirements. Additionally, as part of the Plan, training will be enhanced and replicated by Community Action officers in the City of Monterey to train police/law enforcement officers in other jurisdictions on homeless outreach strategies and goals of discharge planning policies. |
| Emergency Shelter Overlay                  | City of Monterey                        | To reference areas ideal for emergency shelters and supportive services.   |
| General Plan and Housing Element           | City of Monterey                        | The General Plan Housing Element is the City policy guide to meeting the community housing needs. The Strategic Plan aligns with the goals and policies for implementation of the Housing Element.   |
| Parks & Recreation Master Plan             | City of Monterey                        | To reference the most ideal areas in need of improvement according to City plans with a focus on low to moderate CDBG target areas.  |
| City of Monterey, 2016 Climate Action Plan | City of Monterey                        | Development as related to the Consolidated Plan that occurs shall be primarily in the areas where environmental hazards can be properly mitigated.   |
| 2019 Analysis of Impediments               | City of Monterey                        | Assessment of impediments and fair housing challenges in Monterey with specific and measurable goals to help address fair housing problems.  |

| Name of Plan   | Lead Organization  | How do the goals of your Strategic Plan overlap with the goals of each plan?   |
|--|--------------------|--|
| 2020-2024 Consolidated Plan                                      | City of Monterey   | Strategic Plan Goals: 1. The Housing Opportunities goal supports rehabilitating low to moderate rental units, production of low-income rental units and preserving low to moderate income Deed Restricted Ownership units and monitoring and rehabilitating low to moderate Ownership Housing units. 2. Services that support a suitable living environment, including services to homeless persons, seniors, youth, disabled persons, and low to moderate income households in the community. 3. Address the impacts of the health crisis and accompanying economic downturn through emergency housing assistance. 4. Public infrastructure in low to moderate income CDBG target areas. Needs include park upgrades, ADA accessibility, improvements to streets and other infrastructure. 5. Economic development because of the high number of low-income households combined with impacts of the recent COVID-19 health crisis and accompanying economic downturn. 6. Optimal program planning is a goal for administering the CDBG program at the City. |
| 2022 Monterey County Multi-Jurisdictional Hazard Mitigation Plan | County of Monterey | The Hazard Mitigation Plan helps to identify a wide range of natural and manmade hazards that the city must be aware of and take action to mitigate.   |
| Vulnerable Community Needs Analysis                              | City of Monterey   | The Vulnerable Community Needs Analysis helps gain a better understanding of the needs of the most vulnerable populations in Monterey and identify goals and strategies to address these issues  |

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

Resilience specific stakeholders have been working with Monterey County and all of the surrounding jurisdictions to update the Multi-Jurisdictional Hazard Mitigation Plan. The County finalized the Multi-Jurisdictional Hazard Mitigation Plan in 2022 and the Plan is available online. The City of Monterey will continue to incorporate the mitigation efforts identified in the Plan and move towards achieving the goals established.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting**

A number of meetings were held prior to the adoption of the PY 2023 Annual Action Plan in order to allow for citizens to participate in the process by provide their comments and suggestions on the community’s housing, public facility, and public service needs. The first meeting was held on December 14, 2022 and acted as a technical workshop to provide potential applicants with the knowledge necessary to complete the grant application. It also acted to solicit public comment on community development needs. Nonprofit agencies played a key role in providing information and recommendations in the development of this Action Plan. Next, a meeting was held on January 12, 2023 to receive presentations on the grant proposals from the public service organizations. A 30-day public comment period for the draft PY 2023 Annual Action Plan commenced on February 18, 2023 and will end on March 21, 2023. A third meeting on February 28, 2023 will be held as a public hearing before the Planning Commission to receive their advisory review and recommendations on the draft Action Plan. The City Council will hold a public hearing to adopt the Action Plan April 18, 2023.

To ensure maximum participation, the draft Action Plan has been made available for public review online at the City’s website, with hard copies available at public counters at the following locations:

- Monterey Public Library – 625 Pacific Street, Monterey, CA 93940
- Monterey City Hall: Planning Office, City Clerk’s Office, and Housing Programs Office – 580 Pacific Street, Monterey, CA 93940

Draft copies of the Action Plan have also been made available to local organizations and individuals representing neighborhood associations, special needs groups, and low-income constituencies. All entities were sent meeting notifications to solicit oral or written comments.

**Citizen Participation Outreach**

| Sort Order | Mode of Outreach | Target of Outreach   | Summary of response/attendance   | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--|--|------------------------------|--|---------------------|
| 1          | Public Meeting   | Non-targeted/broad community<br><br>Public service Providers, Neighborhood and Business Associations | Technical workshop held on December 14, 2022. Attendance by public services providers and residents. Intent to invite comment on unmet community needs and describe the City's CDBG public services grant program and application procedure. |                              |  |                     |

| Sort Order | Mode of Outreach  | Target of Outreach           | Summary of response/attendance  | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable)   |
|------------|-------------------|------------------------------|---|------------------------------|--|---|
| 2          | Newspaper Ad      | Non-targeted/broad community | Newspaper notices informing the public of the City's scheduled public meetings and hearings on the Action Plan and notifying the public of the opening public comment period for the draft Action Plan. The public comment period opened on February 18, 2023, and closed March 21, 2023. |                              | N/A  |   |
| 3          | Internet Outreach | Non-targeted/broad community | Copies of the Action Plan were posted on the City's website for the public comment period.  |                              | N/A  | <a href="https://monterey.org/city_hall/community_development/housing_programs/plans_reports/index.php">https://monterey.org/city_hall/community_development/housing_programs/plans_reports/index.php</a> |

| Sort Order | Mode of Outreach | Target of Outreach           | Summary of response/attendance  | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|------------------------------|--|---------------------|
| 4          | Public Hearing   | Non-targeted/broad community | On February 28, 2023, a public hearing was held before the Planning Commission to receive their advisory review and recommendations on the draft Action Plan. |                              | N/A  |                     |
| 5          | Public Hearing   | Non-targeted/broad community | The City Council held a public hearing to adopt the Action Plan on April 18, 2023.  |                              | N/A  |                     |

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City's CDBG entitlement allocation of funding requires addressing the ratio of program income to entitlement that the city receives each year. While entitlement allocations have been stable, the amount of program income received each year is unpredictable and has ranged from less than \$500,000 to more than \$1,000,000. The average program income received over the last 10 years is about \$900,000; however, due to rising housing costs, many loans are being repaid to the CDBG fund. To meet CDBG expenditure timeliness requirements and comply with HUD's program funding reporting and public outreach requirements, it is important to make the best estimate regarding the total funding expected to roll over from the prior year and the amount of program income to be received. The city is budgeting for about \$1,000,000 in program income for the 2023–2024 program year.

CDBG entitlement allocations also fluctuate slightly from year to year. For PY 2023, the city is expecting to receive \$250,474 in CDBG entitlement funding from HUD. In addition, the City of Monterey was selected to receive Reallocated CARES Act funds in the amount of \$105,968. These funds will be included in this year's Annual Action Plan.

The city anticipates receiving a little more than \$1,356,442 in combined entitlement funding and program income over the coming year of the Consolidated Plan cycle for 2020-25. These funds will be used for activities similar to what the City has consistently funded over the past few years. Some examples of these activities are the purchase and/or rehabilitation of affordable housing, public services that assist low-moderate income persons or households including seniors, the homeless, and the disabled, and public facility/public infrastructure improvement projects that provide assistance and service in low-moderate income areas.

On January 29, 2021, the State of California passed the COVID-19 Tenant Relief Act which utilizes SB 91 and Federal stimulus dollars to extend eviction protections to COVID-19 impacted tenants and establish the state's Emergency Rental Assistance Program. Monterey County was given \$28 million for rent and utility assistance, with the United Way of Monterey County acting as the pass-through organization. The County has fully obligated all available ERAP funds to eligible households who applied prior to April 14, 2022, and staff are working as quickly as possible through

the waitlist of clients who have applied to the program. The program is no longer accepting new applications or second requests for funding and is offering services to all applicants and beneficiaries such as case management, referrals to other health/human services resources, and referrals to legal counseling/eviction services. As of the end of January 2023, the County has about \$2.5M in Direct Financial Assistance remaining to be distributed. The County has assisted approximately 6,500 households. The City of Monterey applied to the United Way for \$2.5 million and ended up receiving an award of \$1.25 million to be used for its Emergency Rental Assistance Program (ERAP). The City's Emergency Rental Assistance Program was established in early 2020 due to the COVID-19 pandemic and was funded using CDBG-CV money allocated to the City through the U.S. Department of Housing and Urban Development. The city will continue to pursue potential funding for the program as they become available.

In 2017, the City established and contributed to a CDBG Revolving Loan Fund, which is made up of Program Income funds that are set-aside for specific housing acquisition and rehabilitation programs. The revenues of the Revolving Loan Fund are included in the total Program Income (PI) estimates for planning and budgeting purposes as estimated Revolving Loan Fund receipts can be difficult to project both in timing and in total amount. Revolving Loan Fund funds will be used as a resource for the City's single-family housing acquisition, rehabilitation, and resale program that makes housing ownership available to qualifying low-income households. It may also be used for housing rehabilitation loans that address health and safety repairs for low-income homeowners, including seniors and persons with disability. The Revolving Loan Fund is budgeted in the



Housing Programs project.

The table below includes the estimated CDBG revenues for the coming year.

**Anticipated Resources**

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description   |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |   |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 250,474                          | 1,000,000          | 105,968                  | 1,356,442 | 1,076,840   | Program Income. This year we are including the Reallocation of CARES Act funding. |

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City’s current housing resources do not have matching fund requirements. However, the City will be using PY 2023 funds to leverage other resources, including repayment of housing loans made by the redevelopment agency. These resources are dedicated to affordable housing activities, while the City’s CDBG allocation provides support through infrastructure, public facility, and public services.

The city will pursue other resources as they become available. Some examples of these resources are the CalHome Program, the Permanent Local Housing Allocation (PLHA), the Regional Early Action Planning (REAP) Grant, and the Local Early Action Planning (LEAP) Grant. The City has already been chosen to receive PLHA, REAP, and LEAP funds and will use the funds to meet local needs throughout the duration of the Consolidated Plan cycle. As the City receives more funding, it will be reported in future Annual Action Plans.

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**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

The City will be providing technical assistance from the CDBG planning and administration funds for City-sponsored parks projects in CDBG targeted low to moderate areas. Additionally, the City has a program to purchase and rehabilitate deed restricted affordable homes and then resell them to low-income first-time homeowners, to ensure that no inventory is lost. There are currently 540 Deed Restricted Affordable Units in the City. The budget allows for the purchase of up to three units should they come available. The city also will continue outreach efforts and technical assistance to service providers and other jurisdictions in the area to identify new affordable housing projects and additional homeless services or facilities.

In addition, ten units have been rented on City leased property at 595 Munras Avenue, two of which are affordable. There are several other projects under development that will include affordable units through the inclusionary zoning ordinance. Projects include 2300 Garden Road that was recently issued a building permit for 64 units of which 13 are affordable. The developer for 2300 Garden Road also obtained approvals for an additional 91 units at 2000 and 2600 Garden Road of which 20% would be affordable units. However, the developer is reconsidering these proposals at this time and staff anticipates entirely new concepts to be submitted in 2023. Older projects such as 2200 North Fremont that included 40 Dwelling Units with eight affordable units through a seven percent Density Bonus and Inclusionary Housing have been approved but the developer is no longer actively pursuing building permits. The city also has entered into an Exclusive Negotiating Agreement for a 100% affordable low income project on City leased land behind City Hall. The number of units is in the process of being refined although the developer would like to achieve 36 low-income units.

**Discussion**

See above sections.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

| Sort Order | Goal Name             | Start Year | End Year | Category           | Geographic Area | Needs Addressed  | Funding            | Goal Outcome Indicator                                     |
|------------|-----------------------|------------|----------|--------------------|-----------------|--|--------------------|--|
| 1          | Housing opportunities | 2020       | 2024     | Affordable Housing | Citywide        | Homelessness Prevention<br>Production of New Rental Units for Extremely Low-Income<br>Production of New Very Low-Income Rental Units<br>Production of New Low-Income Rental Units<br>Production of New Moderate-Income For Sale and Rental;<br>Preservation of LMI Deed Restricted Ownership Units<br>Homeowner Housing Rehabilitation | CDBG:<br>\$658,926 | Homeowner Housing Rehabilitated: 15 Household Housing Unit |

|   |                             |      |      |   |          |   |                    |   |
|---|-----------------------------|------|------|---|----------|---|--------------------|---|
| 2 | Suitable living environment | 2020 | 2024 | Affordable Housing<br>Homeless<br>Non-Homeless<br>Special Needs<br>Non-Housing<br>Community Development | Citywide | Homelessness Prevention<br>Public Service:<br>Emergency housing assistance<br>Economic development<br>Public Services:<br>Homeless counseling<br>Landlord Tenant Counseling/Legal Assistance/Fair Housing<br>Public Service: Job training<br>Public Service: Job generating activities<br>Public Services:<br>Counseling for at-risk youth<br>Public Services: After school programs<br>Public Services:<br>Emergency preparedness<br>Public Services:<br>Transportation<br>Public Services:<br>Healthcare<br>Public Services:<br>Homeless outreach | CDBG:<br>\$172,000 | Public service activities other than Low/Moderate Income Housing Benefit: 1750 Persons Assisted |
|---|-----------------------------|------|------|---|----------|---|--------------------|---|

| Sort Order | Goal Name              | Start Year | End Year | Category  | Geographic Area | Needs Addressed  | Funding   | Goal Outcome Indicator |
|------------|------------------------|------------|----------|---|-----------------|--|-----------|------------------------|
|            |                        |            |          |   |                 | Public Services:<br>Homeless mental health<br>Public Services:<br>Homeless substance<br>abuse      |           |                        |
| 3          | Creating Affordability | 2020       | 2024     | Affordable Housing<br>Homeless<br>Non-Homeless<br>Special Needs<br>Non-Housing<br>Community Development | Citywide        | Homelessness Prevention<br>Public Service:<br>Emergency housing assistance<br>Economic Development | CDBG: \$0 | Other: 0 Other         |

|   |                       |      |      |                                   |   |  |                 |   |
|---|-----------------------|------|------|-----------------------------------|---|--|-----------------|---|
| 4 | Public Infrastructure | 2020 | 2024 | Non-Housing Community Development | Laguna Grande Park<br><br>Lower Old Town<br><br>El Estero<br><br>Meals on Wheels Facility | Permanent and Supportive Housing<br>Emergency Shelters<br>Public Facilities: Parks<br>Public Facilities: recreational facilities<br>Public Facilities: Youth centers<br>Public Facilities: Senior centers<br>Public Facilities: Neighborhood community centers<br>Public Facilities: Healthcare facilities<br>Infrastructure improvements:<br>Sewer/street improvement<br>Infrastructure improvements: Street Improvements<br>Infrastructure improvements: Safe Routes to School<br>Infrastructure improvements:<br>Sidewalk/Curb Improve Infrastructure | CDBG: \$100,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income |
|---|-----------------------|------|------|-----------------------------------|---|--|-----------------|---|

| Sort Order | Goal Name            | Start Year | End Year | Category   | Geographic Area | Needs Addressed   | Funding   | Goal Outcome Indicator                        |
|------------|----------------------|------------|----------|--|-----------------|---|-----------|---|
|            |                      |            |          |  |                 | improvements:<br>Infrastructure support<br>Infrastructure improvements: ADA accessibility<br>Infrastructure improvements: Bike lanes with light |           |   |
| 5          | Economic development | 2020       | 2024     | Non-Housing<br>Community Development<br>Economic development | Citywide        | Economic development  | CDBG: \$0 | Businesses assisted: 0<br>Businesses Assisted |



|   |                        |      |      |  |          |   |                    |                |
|---|------------------------|------|------|--|----------|---|--------------------|----------------|
| 6 | Program administration | 2020 | 2024 | Affordable Housing<br>Homeless<br>Non-Homeless<br>Special Needs<br>Non-Housing<br>Community Development<br>Planning and administration | Citywide | Homelessness Prevention<br>Public Service:<br>Emergency housing assistance<br>Economic development<br>Low Barrier Homeless Shelters<br>Public Services:<br>Homeless counseling<br>Landlord Tenant Counseling/Legal Assistance/Fair Housing<br>Production of New Rental Units for Extremely Low-Income<br>Production of New Very Low-Income Rental Units<br>Production of New Low-Income Rental Units<br>Production of New Moderate-Income For Sale and Rental<br>Preserve LMI Deed Restricted Ownership Units<br>Public Service: Job training | CDBG:<br>\$250,094 | Other: 1 Other |
|---|------------------------|------|------|--|----------|---|--------------------|----------------|

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
|  |  |  |  |  | Public Service: Job<br>generating activities<br>Public Services:<br>Counseling for at-risk<br>youth<br>Public Services: After<br>school programs<br>Public Services:<br>Emergency<br>preparedness<br>Public Services:<br>Transportation<br>Public Services:<br>Healthcare<br>Public Services:<br>Homeless outreach<br>Public Services:<br>Homeless mental health<br>Public Services:<br>Homeless substance<br>abuse<br>Permanent and<br>Supportive Housing<br>Emergency Shelters<br>Public Facilities: Parks<br>Public Facilities:<br>Recreational facilities<br>Public Facilities: Youth<br>centers |  |
|--|--|--|--|--|--|--|

|  |  |  |  |  |   |  |  |
|--|--|--|--|--|---|--|--|
|  |  |  |  |  | Public Facilities: Senior centers<br>Public Facilities: Neighborhood community centers<br>Public Facilities: Healthcare facilities<br>Infrastructure improvements: Sewer/street improvements<br>Infrastructure improvements: Street Improvements<br>Infrastructure improvements: Safe Routes to School<br>Infrastructure improvements: Sidewalk/Curb Improvements<br>Infrastructure improvements: Infrastructure support<br>Infrastructure improvements: ADA accessibility<br>Infrastructure improvements: Bike |  |  |
|--|--|--|--|--|---|--|--|

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed                                   | Funding | Goal Outcome Indicator |
|------------|-----------|------------|----------|----------|-----------------|---|---------|------------------------|
|            |           |            |          |          |                 | lanes with light Homeowner housing rehabilitation |         |                        |

Table 6 – Goals Summary

### Goal Descriptions

|   |                         |  |
|---|-------------------------|--|
| 1 | <b>Goal Name</b>        | Housing opportunities  |
|   | <b>Goal Description</b> | The Project Summary table below includes the estimated CDBG revenues for the coming year.  |
| 2 | <b>Goal Name</b>        | Suitable living environment  |
|   | <b>Goal Description</b> | Data and community outreach showed a great need for services that support a suitable living environment, including services to homeless persons, seniors, youth, disabled persons, and low to moderate income households in the community. |
| 3 | <b>Goal Name</b>        | Creating affordability   |
|   | <b>Goal Description</b> | Address the impacts of the health crisis and accompanying economic downturn through emergency housing assistance.  |
| 4 | <b>Goal Name</b>        | Public Infrastructure  |
|   | <b>Goal Description</b> | Data and community need showed a need for public infrastructure in low to moderate income CDBG target areas. Needs include park upgrades, ADA accessibility, improvements to streets and other infrastructure.                             |

|   |                         |   |
|---|-------------------------|---|
| 5 | <b>Goal Name</b>        | Economic development  |
|   | <b>Goal Description</b> | Data and community outreach showed a need for economic development because of the high number of low-income households combined with impacts of the recent COVID-19 health crisis and accompanying economic downturn. |
| 6 | <b>Goal Name</b>        | Program administration  |
|   | <b>Goal Description</b> | Optimal program planning is a goal for administering the CDBG program at the City.  |

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# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The Needs Assessment revealed many findings related to the need for affordable housing, services to homeless and special needs populations, and needs for rental assistance to prevent homelessness. The City will continue to collaborate with the public service providers that have been traditionally funded by CDBG.

### Projects

| # | Project Name                   |
|---|--------------------------------|
| 1 | Planning and Administration    |
| 2 | Public Services                |
| 3 | Public Infrastructure Projects |
| 4 | Housing Preservation Programs  |

Table 7 - Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The needs assessment portion of the Five-Year Consolidated Plan identified the lack of affordable housing as a key unmet need. The Consolidated Plan acknowledges that land constraints and limited water make it very difficult to provide sufficient new housing supply to address the lack of affordable housing. The City will focus funding on preserving as many low and moderate-income ownership units through rehabilitation and the retention of deed restricted units. The City will also focus funding on homelessness prevention and services to low-moderate income persons.

**AP-38 Project Summary**  
**Project Summary Information**

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|          |                        |                             |
|----------|------------------------|-----------------------------|
| <b>1</b> | <b>Project Name</b>    | Planning and Administration |
|          | <b>Target Area</b>     | Citywide                    |
|          | <b>Goals Supported</b> | Program administration      |

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|                               |  |
|-------------------------------|--|
| <p><b>Needs Addressed</b></p> | <p>Homelessness Prevention<br/> Public Service: Emergency housing assistance<br/> Economic Development<br/> Low Barrier Homeless Shelters<br/> Public Services: Homeless counseling<br/> Landlord Tenant Counseling/Legal Assistance/Fair Housing<br/> Production of New Rental Units for Extremely Low-Income<br/> Production of New Very Low-Income Rental Units<br/> Production of New Low-Income Rental Units<br/> Production of New Moderate-Income For Sale and Ren<br/> Preserve LMI Deed Restricted Ownership Units<br/> Public Service: Job training<br/> Public Service: Job generating activities<br/> Public Services: Counseling for at-risk youth<br/> Public Services: After school programs<br/> Public Services: Emergency preparedness<br/> Public Services: Transportation<br/> Public Services: Healthcare<br/> Public Services: Homeless outreach<br/> Public Services: Homeless mental health<br/> Public Services: Homeless substance abuse<br/> Permanent and Supportive Housing<br/> Emergency Shelters<br/> Public Facilities: Parks<br/> Public Facilities: Recreational facilities<br/> Public Facilities: Youth centers<br/> Public Facilities: Senior centers<br/> Public Facilities: Neighborhood community centers<br/> Public Facilities: Healthcare facilities<br/> Infrastructure improvements: Sewer/street improvements<br/> Infrastructure improvements: Street improvements<br/> Infrastructure improvements: Safe Routes to School<br/> Infrastructure improvements: Sidewalk/curb improvements<br/> Infrastructure improvements: Infrastructure support<br/> Infrastructure improvements: ADA accessibility<br/> Infrastructure improvements: Bike lanes with light<br/> Homeowner housing rehabilitation</p> |
| <p><b>Funding</b></p>         | <p>CDBG: \$232,731</p>   |

|          |  |   |
|----------|--|---|
|          | <b>Description</b>   | Provide general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) administration, program setup, reporting, planning, and subrecipient training and monitoring. A National Objective designation does not apply to activities completed under this project.   |
|          | <b>Target Date</b>   | 6/30/2024   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Planning and Administration provides oversight to the CDBG program to ensure compliance with HUD regulations.   |
|          | <b>Location Description</b>  | Citywide  |
|          | <b>Planned Activities</b>  | General Planning and Administration. HUD Matrix Code: 21A General Administration. National objective: benefit to low- and moderate-income persons or households.  |
| <b>2</b> | <b>Project Name</b>  | Public Services   |
|          | <b>Target Area</b>   | Citywide  |
|          | <b>Goals Supported</b>   | Housing opportunities<br>Suitable living environment  |
|          | <b>Needs Addressed</b>   | Homelessness Prevention<br>Public Services: Homeless counseling<br>Landlord Tenant Counseling/Legal Assistance/Fair Housing<br>Public Service: Job training<br>Public Service: Job generating activities<br>Public Services: Counseling for at-risk youth<br>Public Services: Homeless outreach<br>Public Services: Homeless mental health<br>Public Services: Homeless substance abuse<br>Permanent and Supportive Housing |
|          | <b>Funding</b>   | CDBG: \$172,000   |
|          | <b>Description</b>   | Provide public services to low- and moderate-income households and individuals, including services for seniors, persons with disabilities, and homeless persons, youth, and families.   |
|          | <b>Target Date</b>   | 6/30/2024   |

|  |   |
|--|---|
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | About 1,700 individuals, including seniors, youth, persons with disabilities, homeless and households at risk of homelessness, and low-income households. |
| <b>Location Description</b>  | Citywide  |

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|                                  |  |
|----------------------------------|--|
| <p><b>Planned Activities</b></p> | <ol style="list-style-type: none"> <li>1. Alliance on Aging: tax assistance and ombudsman services and referrals to assist 390 low-income seniors. Funding: \$13,000 (CDBG). HUD Matrix Code: 05A Senior Services. National Objective: LMC.</li> <li>2. Community Human Services Casa De Noche Buena: emergency shelter to serve an estimated 100 single women and families with children. Funding: \$20,000 (CDBG). HUD Matrix Code: 03T Operating Costs of Homeless/AIDS Patients Programs. National Objective: LMC with “homeless” presumed benefit.</li> <li>3. Community Human Services Safe Place: homeless outreach and support to serve an estimated 120 homeless persons and at-risk youth. Funding: \$20,000 (CDBG). HUD Matrix Code: 03T Operating Costs of Homeless/AIDS Patients Programs. National Objective: LMC with “homeless” presumed benefit.</li> <li>4. Court Appointed Special Advocates (CASA): Court Appointed Special Advocates Program - advocating for children in foster care to assist an estimated 300 persons. Funding: \$10,000 (CDBG). HUD Matrix Code: 05N Operating Costs of Abused/Neglected children. National Objective: LMC with “abused children” presumed benefit.</li> <li>5. ECHO Fair Housing Support Services: fair housing support services to low- income households in the city for an estimated 75 persons. Funding: \$13,600 (CDBG). HUD Matrix Code 05J Fair Housing Activities (subject to Public Services cap). The National Objective will be LMC.</li> <li>6. Food Bank of Monterey County: provide nutrition support to an estimated 150 persons. Funding: \$20,000 (CDBG), \$20,000 (CARES Act). HUD Matrix Code: 05W Food Banks. National Objective: LMC with “homeless” presumed benefit.</li> <li>7. Gathering for Women: case management and day-center services to homeless women to assist an estimated 200 persons. Funding: \$20,000 (CDBG). HUD Matrix Code: 03T Operating Costs of Homeless/AIDS Programs. National Objective: LMC with “homeless” presumed benefit.</li> <li>8. Interim, Inc.: homeless services, emergency and temporary housing outreach, and case management for an estimated 20 persons with mental illnesses. Funding: \$20,000 (CDBG). HUD</li> </ol> |
|----------------------------------|--|

|   |                        |  |
|---|------------------------|--|
|   |                        | <p>Matrix Code: 03T Operating Costs of Homeless/AIDS Patients Programs. National Objective: LMC.</p> <p>9. Josephine Kernes Memorial Pool: warm-water exercise and therapy for 12 senior and disabled persons. Funding: \$5,400 (CDBG). HUD Matrix Code: 05B Handicapped Services. National Objective: LMC with “disabled” presumed benefit.</p> <p>10. Legal Services for Seniors: legal advocacy and support for an estimated 250 low-income seniors. Funding: \$10,000 (CDBG). HUD Matrix Code: 05C Legal Services. National Objective: LMC with “elderly” presumed benefit.</p> <p>11. Meals on Wheels: Meal delivery to homebound seniors and disabled persons; will serve an estimated 200 persons annually. Funding: \$80,000 (CARES Act). HUD Matrix Code: 05A Senior Services. National Objective: LMC with “elderly” presumed benefit.</p> <p>12. Shuman Heart House: Homeless Center to provide services to families who may be experiencing homelessness. Funding: \$20,000 (CDBG). HUD Matrix Code: 03T Operating Costs of Homeless/AIDS Patients Programs. National Objective: LMC</p> |
| 3 | <b>Project Name</b>    | Public Infrastructure Projects   |
|   | <b>Target Area</b>     | Laguna Grande Park<br>Historic Downtown<br>El Estero<br>Meals on Wheels Facility<br>Citywide   |
|   | <b>Goals Supported</b> | Suitable living environment<br>Public Infrastructure   |

|  |  |
|--|--|
| <b>Needs Addressed</b>   | Public Facilities: Parks<br>Public Facilities: Recreational facilities<br>Public Facilities: Youth centers<br>Public Facilities: Senior centers<br>Public Facilities: Neighborhood community centers<br>Public Facilities: Healthcare facilities<br>Infrastructure improvements: Sewer/street improvements<br>Infrastructure improvements: Street Improvements<br>Infrastructure improvements: Safe Routes to School<br>Infrastructure improvements: Sidewalk/Curb Improvements<br>Infrastructure improvements: Infrastructure support<br>Infrastructure improvements: ADA accessibility<br>Infrastructure improvements: Bike lanes with light |
| <b>Funding</b>   | CDBG: \$100,000  |
| <b>Description</b>   | Facility and infrastructure improvements to publicly funded facilities, nonprofit public service facilities, public facilities, parks, and public infrastructure in the CDBG target area.  |
| <b>Target Date</b>   | 6/30/2023  |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 150 persons will receive benefits, including seniors, youth, homeless persons, and low-income households. Additionally, some neighborhoods will experience area benefits from park and public infrastructure improvements.   |
| <b>Location Description</b>  | Laguna Grande, Historic Downtown, El Estero, Meals on Wheels, Citywide   |

|                                  |   |                     |                               |                    |          |                        |                       |                        |                                  |
|----------------------------------|---|---------------------|-------------------------------|--------------------|----------|------------------------|-----------------------|------------------------|----------------------------------|
| <p><b>Planned Activities</b></p> | <p>Public Infrastructure, Public Park, and Public Facility Improvements: Accessibility and sustainability improvements for park and public facilities located in the CDBG target area or that predominantly serve low-income households; specific projects still to be determined. (See tiering below.) These projects will be funded by both program income and entitlement funds and will be budgeted to meet HUD's expenditure requirements and deadlines.</p> <ol style="list-style-type: none"> <li>1. Tier 1 Improvements: projects that are ready for public bid or that are near shovel-ready and that can be completed prior to the completion of the program year – June 30, 2023. <ul style="list-style-type: none"> <li>• Meals on Wheels Community Kitchen: \$100,000 for the purchase of two 30-gallon filling machines and other equipment, HUD Matrix Code 03C Homeless Facilities. National Objective is LMC presumed benefit.</li> </ul> </li> <li>1. Tier 2 Improvements: projects that are in development for the following program year or that may be fast tracked for shovel-readiness within the first quarter of the program year and that could be completed prior to the end of the following calendar year – December 31, 2024 (Tier 2 projects will be considered for funding as funding is available or pending reallocation from delayed or canceled Tier 1 projects). <ul style="list-style-type: none"> <li>• Laguna Grande Park Improvements: \$60,000 for irrigation improvements. HUD Matrix Code 03F Parks, Recreational Facilities. National Objective is LMA.</li> </ul> </li> </ol> <p>Tier 3 Improvements: projects that are in development that may be ready for implementation in the next two to three funding cycles, but that may be fast-tracked for shovel-readiness within the current program year for implementation in the next program year (Tier 3 projects will be considered for funding as funding is available or pending reallocation from delayed or canceled Tier 1 and 2 projects).</p> |                     |                               |                    |          |                        |                       |                        |                                  |
| <p><b>4</b></p>                  | <table border="1"> <tr> <td data-bbox="532 1608 867 1667"><b>Project Name</b></td> <td data-bbox="867 1608 1430 1667">Housing Preservation Programs</td> </tr> <tr> <td data-bbox="532 1667 867 1726"><b>Target Area</b></td> <td data-bbox="867 1667 1430 1726">Citywide</td> </tr> <tr> <td data-bbox="532 1726 867 1785"><b>Goals Supported</b></td> <td data-bbox="867 1726 1430 1785">Housing opportunities</td> </tr> <tr> <td data-bbox="532 1785 867 1833"><b>Needs Addressed</b></td> <td data-bbox="867 1785 1430 1833">Homeowner housing rehabilitation</td> </tr> </table>  | <b>Project Name</b> | Housing Preservation Programs | <b>Target Area</b> | Citywide | <b>Goals Supported</b> | Housing opportunities | <b>Needs Addressed</b> | Homeowner housing rehabilitation |
| <b>Project Name</b>              | Housing Preservation Programs   |                     |                               |                    |          |                        |                       |                        |                                  |
| <b>Target Area</b>               | Citywide  |                     |                               |                    |          |                        |                       |                        |                                  |
| <b>Goals Supported</b>           | Housing opportunities   |                     |                               |                    |          |                        |                       |                        |                                  |
| <b>Needs Addressed</b>           | Homeowner housing rehabilitation  |                     |                               |                    |          |                        |                       |                        |                                  |

|  |   |
|--|---|
| <b>Funding</b>   | CDBG: \$658,926   |
| <b>Description</b>   | Emergency housing repairs, minor home repairs, repairs of city owned inclusionary housing units, purchase and resale program, and administration of these activities. |
| <b>Target Date</b>   | 6/30/2023   |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 10 low-income households will be assisted.  |
| <b>Location Description</b>  | Citywide  |

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|                                  |   |
|----------------------------------|---|
| <p><b>Planned Activities</b></p> | <p>The national objective for all the Housing Rehabilitation Programs will be LMH.</p> <ol style="list-style-type: none"> <li>1. Mr. Fix-It Grants: small grants to low-income households to make minor repairs to improve overall housing quality (estimated \$35,000 in grants) HUD Matrix Code 14A Rehab: Single Unit</li> <li>2. Home Safety Grants: small grants to low-income households to make emergency health and safety repairs to meet code (estimated \$35,000 in grants) HUD Matrix Code 14A Rehab: Single Unit</li> <li>3. Home Accessibility Grants: small grants to low-income households to make accessibility improvements for disabled household members (estimated \$35,000 in grants) HUD Matrix Code 14A Rehab: Single Unit</li> <li>4. Acquisition, rehabilitation, and repair of between 1 and 3 single-family ownership units purchased for resale to low-income first-time homebuyers (estimated \$378,926) HUD Matrix Code 14G Rehab: Acquisition</li> <li>5. Housing Rehabilitation Activity Delivery: staff and project activity delivery costs (estimated \$70,000) HUD Matrix Code 14H Rehab: Administration</li> <li>6. Lead Paint Testing: Provide funds for testing and clearance testing (including risk assessment) of units constructed prior to 1978 that participate in the City's Owner-Occupied Rehabilitation Program. (Estimated \$5,000) HUD Matrix Code 14I.</li> <li>7. Lead Paint Abatement: This program will provide remediation of lead/asbestos hazards of units constructed prior to 1978 that participate in the City's Owner-Occupied Rehabilitation Program (estimated \$10,000); HUD Matrix Code 14I.</li> <li>8. Major Rehabilitation Loan Program: This program provides low-interest loans to eligible low-income homeowners for major rehabilitation or modernization of their home. (estimated \$90,000 in grants) HUD Matrix Code 14A Rehab: Single Unit</li> </ol> <p>These projects will be funded with both program income and entitlement funds to best meet HUD expenditure requirements and deadlines.</p> |
|----------------------------------|---|

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG funding will largely be used city-wide for income eligible persons and households. If additional funding becomes available due to unexpected loan payoffs, the City expects to use CDBG funds in the CDBG target areas. The City has two target areas, Del Monte–Laguna Grande and Downtown target areas. The target areas in downtown are located to the southeast of the City's old town area and includes some of the oldest housing in Monterey. Del Monte Avenue connects the target areas in downtown with the other CDBG target area, which includes a series of neighborhoods to the southeast of Canyon del Rey Blvd. This means that much of the area's housing is older, and vulnerable to the issues that typically face older units, like deferred maintenance, lead-based paint, and inefficient mechanical and building envelopes. The Downtown target areas are one of the most densely populated neighborhoods in the City, and while it does not have a minority concentration, it is 58 percent low- and moderate-income households. The Del Monte area is less dense but has a much larger minority population with 55 percent of the population as low mod income. A low- and moderate-income map is included in the attachments that shows the location and low-mod concentrations in the CDBG target areas.

### Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| Citywide    | 100                 |

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Traditionally, the City has committed to spending approximately 70 percent of CDBG funds as funding for housing and infrastructure projects in low- and moderate-income (LMI) census tract block groups. This prioritization has included a portion of public services grant activity and public infrastructure funding that is targeted to LMI census tract block groups. The City does not have any racially or ethnically concentrated areas of poverty (R/ECAPS) and only has a handful of census block groups that qualify as low to moderate income according to HUD's income data. The diversified distribution of the low-mod population across the city makes it necessary to split the use of CDBG funds between low-mod neighborhoods and low-mod needs citywide.

### Discussion

The decision to distribute funding citywide is based on the limited number of low-income census tract block groups that will qualify for HUD's Low-Mod Income Area benefit. Only a handful of census block groups are classified as low income based on the percentage of households with income at or below 80 percent of Area Median Income. For this reason, there is limited ability for the City to target CDBG funds

to specific areas and receive Low Mod Area (LMA) benefit. Additionally, the City’s most significant unmet need for affordable housing is generally citywide in geographic distribution. In recognition of this housing need, the City Council has directed that affordable housing and homeless services should be placed above the priority for public infrastructure improvements and home repair programs for homeowners.

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# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Because the City is almost entirely built out and there is no water for new development, the area is infeasible for residential development creating a strong demand and an expensive housing market. Additionally, the City continues to be a very desirable place.

The cost of buying a home in the County of Monterey continues to increase each year. According to multiple real estate websites, the median sale price for a home in Monterey County is currently near \$900,000. Such an increase in the cost of purchasing a home at market rate can be an indication of a decrease in supply and increase in demand. Both of which could be caused by a surplus of buyers due to the COVID-19 pandemic and people wanting to move away from big cities.

Fair Market Rents established by HUD tend to be exceeded by the real cost of rental housing in the City. As discussed, the City’s desirability as a place to live due to the coastal environment and amenities combined with a severe lack of developable land keeps the cost of housing too costly for low- to moderate-income households.

According to HUD User for fiscal year 2021, the median family income is \$ \$75,747 for the Salinas Metropolitan Statistical Area. The affordable monthly cost of housing is \$1,894, and the actual market costs exceed this amount by 14 to 100 percent (depending on unit size), making the City unaffordable to for a household earning the median family income.

| One Year Goals for the Number of Households to be Supported |    |
|---|----|
| Homeless  | 0  |
| Non-Homeless  | 10 |
| Special-Needs   | 0  |
| Total   | 10 |

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through |    |
|---|----|
| Rental Assistance   | 0  |
| The Production of New Units                                   | 0  |
| Rehab of Existing Units                                       | 8  |
| Acquisition of Existing Units                                 | 2  |
| Total   | 10 |

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## Discussion

Traditionally, the City has allocated CDBG federal funding to homeowner rehabilitation, to preserve existing housing stock, provided rental assistance through services providers, and assistance to income eligible first-time homebuyers. The City provides affordable ownership opportunities at a number of sites, through deed restricted, price controlled covenants. The Purchase and Resale Program provides for a small increase in value each year. It is an opportunity to gain all of the benefits of ownership, such as tax benefits, increased equity and freedom from renting. The City will continue making these activities goals when opportunity allows.

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## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Housing Authority of the County of Monterey (HACM) is a public agency that provides rental assistance and manages affordable housing throughout Monterey County. The HACM administers Housing Choice Vouchers (Section 8). The Housing Choice Voucher is a rent subsidy program that helps lower income (up to 50 percent AMI) families and seniors pay rents in private units. Voucher recipients pay a minimum of 30 percent of their income toward their contract rent, and the local housing authority pays the difference through federal funds up to the payment standard (fair market rent) established by the HACM.

The HACM currently has an allocation by HUD of 4,335 Housing Choice Vouchers (HCV) and 199 vouchers through the HUD Veterans Affairs Supportive Housing (VASH) for veterans. However, due to budget constraints, only 3,235 HCVs are in use in the County; 184 are in use in the City alone. The City will continue to coordinate with the HACM as the regional housing authority and public housing provider whenever possible.

Currently there are 168 assisted housing units in the City managed by HACM. HACM has converted all its public housing units to Project-Based Rental Assistance. The conversion of HACM properties to Project-Based Rental Assistance might offer the City an opportunity to collaborate with the Housing Authority to provide funding assistance for rehabilitation and repair of HACM units. These units are in five separate projects:

- Portola Vista at 20 Del Monte Avenue 64 units
- Casanova Plaza at 800 Casanova Avenue 86 units
- Montecito Apartments at 242 Montecito Street 8 units
- Watson Apartments at 531 Watson Street 5 units
- Oak Grove Apartments at 1100 Second Street 5 units

### **Actions planned during the next year to address the needs to public housing**

The City will continue to collaborate with the HACM to improve access to available public housing units using HCV. The City will also annually review opportunities to provide rehabilitation grant funding to the HACM for upgrading the condition of its public housing units located in the City.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The HACM has developed a plan for self-sufficiency of the households it assists that is part of the Family Self-sufficiency program and continually recruits households. The HACM also coordinates a Welfare to Work program as part of the Housing Choice Voucher program. The HACM also has an HCV

Homeownership program that attracts participants. Employment is also encouraged by the HACM through job posting and works with contractors to further employment of its participants.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

**Discussion**

See sections above.

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## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The Coalition of Homeless Service Providers (CHSP) is the Continuum of Care (CoC) for the Counties of Monterey and San Benito and includes the City. Every two years, in the month of January, communities across the United States conduct counts of the local population experiencing homelessness. These Point-in-Time counts collect information on individuals and families residing in temporary shelters and places not meant for human habitation, and ultimately help the federal government to better understand the nature and extent of homelessness nationwide. As required by the US Department of Housing and Urban Development (HUD), jurisdictions receiving federal funding to provide homeless services, Continuums of Care must report the findings of their local Point-in-Time count to HUD. Information gathered through the PIT survey is used by the CHSP to understand the issues associated with homelessness, including causes of homelessness, service needs of the homeless, the region's unmet housing needs, and trends over time of homelessness in the region.

In 2022, a total of 2,047 homeless persons were counted in the County of Monterey. In the City of Monterey, a total of 101 homeless persons were counted, a 50 percent decrease from the count in 2019. The number of sheltered was 27 and the number of unsheltered was 74. The numbers show that the City is home to the fourth highest homeless population in Monterey County.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City continues to work closely and collaborate with the CoC. In partnership with jurisdictions and service providers, the CoC has launched the Coordinated Outreach and Resources for Encampments (CORE) team. This multi-disciplinary team is built of providers that specialize in mentally ill, substance abuse, Veterans, and youth. CORE outreach workers are paired with homeless guides to penetrate the most difficult encampment communities to 1) establish rapport with the inhabitants, 2) assess client needs and provide linkages to services, and 3) administer CARS assessments to those interested in homeless housing programs, like transitional housing or permanent supportive housing.

Additionally, Monterey Police Department's Community Action Team (CAT) consists of a team of officers who patrol the downtown and waterfront areas of the City. This is done to create a closer bond between the community, including unsheltered homeless or persons in need, and officers. The officers patrolling the waterfront and downtown areas typically use bicycles and four-wheel drive beach vehicles to accomplish their duties. Such in-person interactions allow officers to better supply assistance and referrals to the appropriate agencies with the goal of long-term re-entry back to a productive member



of society.

The Monterey Police Department seeks to achieve these goals by actively participating in the Multi-Disciplinary Outreach Team (MDOT), which is a new system allowing for collaboration to address community problems, including homelessness, domestic violence, and other chronic life-style challenges. Agencies with which the Monterey Police Department has partnered to implement MDOT include:

- Monterey Police Department
- Adult Protective Services
- Monterey County Behavioral Health
- Montage Health / Community Hospital of the Monterey Peninsula (CHOMP)
- Young Women's Christian Association (Domestic Violence)
- Interim

A social worker from each of these organizations is assigned a desk at the Monterey Police Department to provide services to MDOT, putting Monterey Police Officers in direct contact with referral services when need arises. Close access to service agencies and organizations allows for direct outreach and intervention efforts with homeless individuals to quickly assist them with access to benefits and housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Continuum of Care (CoC) allocated over \$7M to the construction of homeless shelters in the two jurisdictions that showed the most increase in homelessness per capita in the 2019 Homeless Census. This dollar amount accounts for over half of the entire CoC's Homeless Emergency Aid Program funding allocation and was used for the two proposed projects that met the immediate needs of our community.

Other strategies the City is using to address homelessness include:

- Safe Parking Ordinance
- Emergency Shelter Overlay District

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The CoC coordinates numerous activities to train our service provider network and directly link homeless persons to affordable housing units and prevent formerly homeless persons from recidivism,

like rapid rehousing training, weekly e-newsletters listing open low-income housing waitlists, prioritizing permanent supportive housing projects in funding rankings, and dedicating rapid re-housing funds to vetted seasoned providers.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City continues collaboration with the regional Continuum of Care (CoC), the Coalition of Homeless Service Providers (CHSP). The CHSP is currently working to establish diversion programs and best practices among their provider network and are working on streamlining the CARS process to capture those at risk of becoming homeless to provide faster service.

In addition, to work with the CHSP, in PY 2023-2024, the City will provide public service grant funding to 11 organizations. Five of these organizations provide direct services to the homeless as well as services for homeless prevention: Food Bank of Monterey County, Gathering for Women, Interim, Inc., Community Human Services, and Court Appointed Special Advocates (CASA). The Food Bank of Monterey County provides food for individuals, families, homeless persons, seniors, persons with disabilities, and the working poor in the City of Monterey. Gathering for Women will aid homeless women, including intake, donated materials, a secure day center, and case management that focuses on the unique challenges facing homeless women. Interim, Inc. focuses services on homeless persons experiencing a mental health crisis and assists with chronic and acute mental illness in the homeless population. Community Human Services focuses efforts on homeless youth with special attention on street outreach, family re-unification, and case management. Court Appointed Special Advocates (CASA) provides advocacy for children in foster care, provides services to move them out of foster care and education on the importance of financial self-sufficiency.

The City's Emergency Rental Assistance Program was established in early 2020 due to the COVID-19 pandemic and was funded using CDBG-CV money allocated to the City through the U.S. Department of Housing and Urban Development. The program is designed to mitigate potential homelessness and displacement of existing Monterey residents and workers who are experiencing a decrease in household income due to the COVID-19 pandemic, and thus, unable to pay their rent. On January 29, 2021, the State of California passed the COVID-19 Tenant Relief Act (SB 91 and Federal stimulus dollars) to extend eviction protections to COVID-19 impacted tenants and establish the state's Emergency Rental Assistance Program. Monterey County was given \$28 million for rent and utility assistance, with the United Way of Monterey County acting as the pass-through organization. The City of Monterey applied to the United Way for \$2.5 million and ended up receiving an award of \$1.25 million to be used for its Emergency Rental Assistance Program (ERAP). The program will now be funded using the SB 91 and

Federal stimulus dollars and will continue to help the residents of the City of Monterey stay housed.

**Discussion**

See sections above.

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## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

A potential barrier to housing opportunities can be related to public policies. Such policies include tax policy, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and other policies that affect the return on residential investment. Amending local zoning and land use laws or allocating funding for affordable housing through grants are mechanisms that can support the development of affordable units. Changes in policies can also help a community to overcome disparities in access to opportunity by the implementation of plans that will revitalize areas with existing affordable housing by improving services, schools and other community assets, sidewalks, and other infrastructure.

Policies to guide future development and achieve a vision for the community are contained in the City's General Plan. Two of the seven State mandated General Plan elements—Housing and Land Use Elements—have direct impact on the local housing market in terms of the amount and range of housing choice. The Zoning Ordinance, which implements the Land Use Element, is an important document that influences the amount and type of housing available in a community – the availability of housing choice.

A Housing Element found by HCD to be in compliance with State law is presumed to have adequately addressed its policy constraints. According to HCD, as of January 2022, the City's Housing Element was found to comply.

Specific to the City, a primary barrier continues to be a shortage of available land with utilities. Restrictions on water due to limited regional water supply also prevents residential development. All of the City's water supply has already been allocated to projects. However, some existing properties have water credits that can be allocated to new housing development. The City has also identified underutilized sites with water credits and the location of these areas are mapped in the City's specific plans.

Other factors make residential development a challenge, such as land feasible due to terrain, presence of endangered species, and financing development, wherein the costs are passed to the consumers. Also, zoning density limitations and California legal decisions that have prohibited requiring low and moderate-income inclusionary housing as a condition of rental housing entitlement approvals.

The City's policies allow for the following types of housing for low income and special needs populations:

- Emergency shelters
- Accessory Dwelling Unit
- Transitional Housing
- Supportive Housing
- Residential Care Facilities

- Single Room Occupancy
- Reasonable Accommodation

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

City Policies

The City has traditionally acquired deed restricted units to sell to income eligible first-time homebuyers and makes every effort to continue this practice through its purchase and resale housing programs. Currently, there are 540 deed-restricted units in the City—80 percent are rentals and 20 percent are for purchase and resale.

In addition to purchase and resale programs, the City has created policies to implement other tools that foster affordable housing that include:

- Inclusionary Housing Program
- Density Bonus Ordinance
- Accessory Dwelling Ordinance
- Short Term Rental Ban Enforcement

When possible, City owned property will be utilized to accommodate affordable units with density bonuses or inclusionary zoning. Ten units have been rented on City leased property at 595 Munras Avenue, two of which are affordable. There are several other projects under development that will include affordable units through the inclusionary zoning ordinance. Projects include 2300 Garden Road that was recently issued a building permit for 64 units of which 13 are affordable. The developer for 2300 Garden Road also obtained approvals for an additional 91 units at 2000 and 2600 Garden Road of which 20% would be affordable units. However, the developer is reconsidering these proposals at this time and staff anticipates entirely new concepts to be submitted in 2023. Older projects such as 2200 North Fremont that included 40 Dwelling Units with eight affordable units through a seven percent Density Bonus and Inclusionary Housing have been approved but the developer is no longer actively pursuing building permits. The City also has entered into an Exclusive Negotiating Agreement for a 100% affordable low income project on City leased land behind City Hall. The number of units is in the process of being refined although the developer would like to achieve 36 low-income units.

The city plans to address the lack of water resources that has prevented residential development by requesting additional water allocations from the Monterey Peninsula Water Management District.

California American Water Company (Cal Am) recently received a Coastal Development permit for a new regional desalination plant, but at present Monterey Peninsula's water resources are limited. Development requiring a water permit is limited to the water credits associated with the site.

The city has amended its Zoning Code to allow an Accessory Dwelling Unit (ADU) Ordinance in compliance with State law Government Code Section 65852.2. The ADU ordinance is a state effort to increase affordable housing.

The city has also placed a ban on short-term rental units. Local and State Legislation

The State of California has enacted policies to help ameliorate barriers to affordable housing. In 2019, the State signed the following:

- California SB 330: The Housing Crisis Act of 2019. This bill suspends restrictions on housing developments and provides for expedited permitting for housing construction until January 1, 2025.
- California AB 1763: amending the Density Bonus Law. This bill creates a density bonus and other concessions and incentives for affordable housing developments.
- California AB 13: amending Section 65852.2 of the Government Code, among others, relating to land use. Revising existing legislation that allows ADUs in residential and mixed-use districts, this bill allows more than one ADU per lot.

Additionally, discrimination, including housing discrimination because of a protected class is a violation of federal law and the Fair Housing Act. Eden Council for Hope and Opportunity (ECHO Housing), uncovers increased housing discrimination yearly. Fair housing legal services and fair housing education can assist in the prevention of discrimination against such households.

#### **Discussion:**

The Needs Assessment and Housing Market Analysis sections of the Consolidated Plan identified the lack of affordable housing as a key unmet need. The Consolidated Plan acknowledges that land constraints and limited water will make it very difficult to provide enough new housing to address the lack of affordable housing. However, the Consolidated Plan identifies strategies that will support the development of housing with a focus to supply needed EL-I, VL-I, and L-I housing units.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section describes the activities that are planned by the City to implement strategies to maintain and increase the supply of affordable housing, reduce lead-based paint (LBP) hazards, reduce the number of families at poverty level, develop institutional structure, and improve coordination among regional agencies and public service organizations so that identified community development needs might be effectively addressed during the five-year term of the Consolidated Plan.

### **Actions planned to address obstacles to meeting underserved needs**

The City continues to fund Safe Place a homeless emergency shelter for youth between the ages of 18-24 years old. The facility includes a total of 12 beds that has been reduced to 8 beds during COVID. Typical occupancy is between 4-6 persons according to the Safe Place operator, Community Human Services (CHS). CHS will open a second homeless shelter (Shuman HeartHouse) in summer 2023 with an additional 35 beds for women and families. The City provides funding for both of these homeless shelters in the City as well as funding for a homeless shelter (Casa de Noche Buena) in the adjacent City of Seaside.

As far as new development, there are several projects under development that will include affordable units through the inclusionary zoning ordinance. Projects include 2300 Garden Road that was recently issued a building permit for 64 units of which 13 are affordable. The developer for 2300 Garden Road also obtained approvals for an additional 91 units at 2000 and 2600 Garden Road of which 20% would be affordable units. However, the developer is reconsidering these proposals at this time and staff anticipates entirely new concepts to be submitted in 2023. Older projects such as 2200 North Fremont that included 40 Dwelling Units with eight affordable units through a seven percent Density Bonus and Inclusionary Housing have been approved but the developer is no longer actively pursuing building permits. The City also has entered into an Exclusive Negotiating Agreement for a 100% affordable low income project on City leased land behind City Hall. The number of units is in the process of being refined although the developer would like to achieve 36 low-income units. Development continues to be severely constrained due to the lack of water supply and a State issued Cease and Desist Order on new water hookups.

As mentioned previously, the City provides grants to service organizations providing other types of important supportive services to low-income populations to assist in improving the quality of life for the populations they serve.

The City can support economic development, which would include providing support to small businesses; business retention, job training, commercial rehabilitation, and construction, and assisting private and for-profit business. Assistance may include grants, loans, loan guarantees, and technical assistance; and providing economic development services in connection economic development

activities.

The City can also support local resources for unemployed persons. The Monterey County Workforce Development Board (WDB) is a one-stop career center operating under state and local Workforce Investment Boards.

Additionally, several outreach meetings are held in Monterey County to promote employment such as Prison to Employment Initiative and the Prison to Employment and Regional Plan. The outreach is in support of the Prison to Employment Initiative, a grant program that included in the Governor's 2018 Budget proposal and includes \$37 million over three budget years for the integration of workforce and

reentry services in the state's 14 labor regions. The goal is to create partnerships between rehabilitative programs within California Department of Corrections and Rehabilitation (CDCR) and the state workforce system by bringing CDCR under the policy umbrella of the State Workforce Plan.

The city continues to support youths in preparing to enter the workforce through its summer job opportunities and volunteering programs. Youths can gain job skills and customer service experience through different jobs, which includes becoming a playground recreation leader, a day camp counselor, and other such positions.

Leveraging other financial resources is another way the City can support economic development. For example, the remaining tax increment finance tool still available under State law is the creation of Infrastructure Finance Districts. The current statute has been advocated due to its ability to support local economic development.

The city could also work to leverage grants from Federal, State and Regional Grant Programs. A variety of these grant sources are transportation related and flow to AMBAG and TAMC. With these funds, enhancements can be made to transit, including alternative modes of travel (both bicycle and pedestrian) as well as economic development.

### **Actions planned to foster and maintain affordable housing**

As previously mentioned, the City will continue to support the Van Buren Senior Housing project (developed on City-owned land), the Monterey Hotel Apartments (a project solely funded with former redevelopment agency housing funds), and Estrella Apartment (funded by HOME grant), all of which provide housing affordable to low- to moderate-income households.

The City will work to preserve existing housing stock through its Mr. Fix-It grants to low-income households to make minor repairs to improve overall housing quality, Home Safety Grants to income



eligible LMI households that apply.

### **Actions planned to reduce lead-based paint hazards**

The city actively promotes its Mr. Fix-It grants to low-income households to make minor repairs to improve overall housing quality, Home Safety Grants to low-income households to make emergency health and safety repairs to meet code, and Home Accessibility Grants. Each rehabilitation project is tested for lead-based paint. When lead-based paint is discovered, the City uses the allocated CDBG funds to abate lead-based paint hazard in connection with these CDBG-funded housing rehabilitation projects. The city will continue to allocate CDBG funding to Mr. Fix-it, Home Safety, and Home Accessibility grant programs in PY 2023.

### **Actions planned to reduce the number of poverty-level families**

The city will provide CDBG grant allocations in PY 2023 to service organizations providing important supportive services to homeless and low-income populations to assist in the following:

- Food donation from the Monterey Food Bank
- Court Appointed Special Advocates (CASA) helps children in foster care
- Legal Services for low-income seniors in need
- Food delivery by Meals on Wheels for seniors and disabled seniors
- Alliance on Aging that provides tax assistance to low-income seniors
- Josephine Kernes Memorial Pool's therapy program for low-income seniors and disabled persons, and
- Fair housing education and counseling on housing and home lending discrimination
- Acquisition and rehabilitation of ownership units for resale to low-income first-time homebuyers
- Outreach and support for homeless persons and at-risk youth by CHS
- Providing homeless services, emergency and temporary housing, and case management for persons with mental illnesses through Interim, Inc.
- Day-center services to homeless women in the city through Gathering for Women
- Home rehabilitation to low- to moderate-income residents in the City

### **Actions planned to develop institutional structure**

The city is in the process of developing implementation of plans for the SB2 grant. The SB2 grant will help the city to do the following:

- Accelerate housing production
- Streamline the approval of housing development affordable to owner and renter households at all income levels
- Facilitate housing affordability, particularly for lower- and moderate-income households
- Promote development consistent with the State Planning Priorities (Government Code Section 65041.1)

- Ensure geographic equity in the distribution and expenditure of the funds

In addition to SB2, the city will utilize funding from the Homeless Emergency Aid Program (HEAP) to provide the following:

- Emergency housing vouchers
- Rapid rehousing
- Emergency shelter construction, and
- Use of armories to provide temporary shelters, among other activities

In addition to these efforts, the city will continue to work closely and collaborate with CHSP, the CoC, to implement the Lead Me Home Plan. CHSP partners with include a wide-range of public and private entities that include CA-506—Salinas/Monterey, San Benito Counties CoC, affordable housing developers, community clinics and health centers, other health care providers, educational institutions, faith-based organizations, housing and homeless services providers, health plans, local government, probation/criminal justice, non-profit agencies, private foundations, public housing authorities, people with lived experience of homelessness, and service providers for families, seniors, survivors of domestic violence, veterans, and youth. Many of these partners mentioned are traditional recipients of the City's CDBG program. The city continues to work closely and on a regular basis with these providers through the CDBG program's yearly activities.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The city will continue to coordinate and work closely with the agencies and organizations to deliver services to LMI households, special needs populations, and homeless families and individuals. Objectives and priorities for addressing homelessness in the Lead Me Home plan are, and will continue to be, aligned with the City's Consolidated Plan. As described, the CHSP works closely in coordination with the CDBG subrecipients receiving allocations listed in the City's plan: Community Human Services' program, Safe Place in Monterey, that provides counseling, family reunification, temporary shelter and street outreach for homeless youth; Interim Inc. that provides homeless services, emergency and temporary housing outreach, and case management for persons with mental illnesses; Interim's Manzanita House provides short-term crisis services as well as emergency placement in Monterey's Laguna Grande; and the Veterans Transition Center that provides services for homeless Veterans and their families.

Additionally, the City's Housing Programs office is proactive regarding opportunities to acquire new properties for the development of affordable housing. The City has an interest in ensuring that deed-

restricted units remain affordable to low-income households.

**Discussion:**

See sections above.

DRAFT

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The below section identifies other program specific requirements. The City of Monterey plans to use at a minimum 70% of CDBG funds to assist low- and moderate-income households.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

|  |          |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 0        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0        |
| 3. The amount of surplus funds from urban renewal settlements  | 0        |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0        |
| 5. The amount of income from float-funded activities   | 0        |
| <b>Total Program Income:</b>   | <b>0</b> |

#### Other CDBG Requirements

|   |        |
|---|--------|
| 1. The amount of urgent need activities   | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70.00% |